

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

ORDER NO. R2-2002-0068

RESCISSION OF SITE CLEANUP REQUIREMENTS (ORDER NO. 96-084) FOR:

LURIA BROTHERS & CO.;
MR. & MRS. SAM MAIMAN;
MR. & MRS. HAROLD COOPER;
MRS. GERDA KOPPEL;
WESTERN DRUM; and,
MAYCO SALVAGE

for the property located at:

114, 120 and 128 HARBOR WAY
SOUTH SAN FRANCISCO
SAN MATEO COUNTY

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter the Board), finds that:

1. **Background:** The Board adopted Site Cleanup Requirements for this site on May 15, 1996, Order No. 96-084. The Order included tasks to define extent of groundwater pollution and incorporated a remedial action plan for soil at the site.
2. **Summary of Investigation and Remediation Activities:** In mid-December 1995 during the course of building demolition and removal of a leaking underground storage tank (UST), soil pollution was found on the site. Contaminants at the site included solvents in the area previously used by Western Drum for cleaning and reconditioning drums; and lead in the areas previously used by Luria Brothers and Mayco Salvage for metal recycling.

In 1996, to expedite remediation and prevent further delays in the planned development, the property owners implemented several remedial measures to address the contamination:

- a. Lead Impacted Soil: The most highly lead impacted soil was removed and disposed of offsite. The remaining lead impacted soil was treated with lime to reduce solubility and managed onsite.
- b. Petroleum Impacted Soil and Groundwater (UST Area): The most highly petroleum impacted soil was removed and disposed offsite and the remainder managed onsite. In addition, groundwater in the excavation was purged several times, prior to backfilling.
- c. Solvent Impacted Soil and Groundwater: The solvent impacted soil was removed and disposed offsite. In addition, groundwater in the excavation was purged several times, prior to backfilling.

Groundwater at the site contains high levels of total dissolved solids (TDS), with measured concentrations ranging from 10,000 to 39,000 mg/l. Based on the high TDS, impacted groundwater at the site is not considered as a potential source of drinking water, pursuant to State Board Resolution 88-63.

Following the remedial measures, groundwater was monitored for four quarters at the site. Currently, total petroleum hydrocarbons as gasoline (TPHg) concentrations in groundwater in the fuel UST area, have been reduced to non-detectable levels. Chlorinated solvents within the drum recycling area have also been reduced to non-detectable levels. For other pollutants, only lead, arsenic, selenium and thallium were detected at levels slightly above their Maximum Contaminant Levels (MCLs). Given that underlying groundwater is not a potential source of drinking water, these low concentrations of metals do not pose a significant threat to water quality.

The dischargers, using groundwater extraction as well as soil removal, soil treatment and capping have provided a remedy which is protective of human health and the environment. No further remedial actions are necessary.

3. **Deed Restriction and Risk Management Plan :** Since significant levels of lead and other pollutants remain on the site, a deed restriction and risk management plan need to be maintained to ensure continued protectiveness of the remedy. A deed restriction dated March 14, 2001 and recorded with the County Recorder as document 2001-034897 has been applied to the property. The deed restriction requires that the property remain in commercial/industrial uses and prohibits residential and other sensitive uses. In addition, a Residual Risk Management Plan (RRMP), dated February 12, 2001, has been prepared for the property. The RRMP contains the following components:

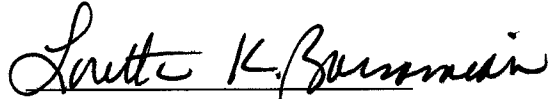
- (1) Description of the site including site setting, historic use and hydrogeology;

- (2) Summary of all remedial response actions including site investigations, feasibility studies, corrective actions, and follow-up monitoring;
 - (3) Tabular summaries and illustrations of contaminant levels and distribution before and after the corrective action programs;
 - (4) Assessment of human-health and environmental risks associated with residual soil and groundwater contamination; and,
 - (5) Descriptions of management measures that have been implemented at the site to mitigate potential human health or environmental risks from the residual.
4. **Basis for Rescission:** The dischargers through a combination of soil and groundwater removal, soil treatment and capping have achieved a remedy that is protective of human health and the environment. No further remedial actions for soil or groundwater are required. Land use restrictions will be used to manage residual risks posed by elevated lead and other pollutants remaining on the site.
5. **CEQA:** This action rescinds an order to enforce the laws and regulations administered by the Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.
6. **Notification:** The Board has notified the discharger and all interested agencies and persons of its intent under California Water Code Section 13304 to rescind site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.
7. **Public Hearing:** The Board, at a public meeting, heard and considered all comments pertaining to this discharge.

IT IS HEREBY ORDERED, pursuant to Section 13304 of the California Water Code, that this Board's Order No. 96-084 is rescinded.

IT IS FURTHER ORDERED that the dischargers shall properly close all monitoring and extraction wells consistent with applicable local agency requirements, and shall document such closure in a technical report to be submitted to the Board within 30 days following the completion of closure activities.

I, Loretta K. Barsamian, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on June 19, 2002.



Loretta K. Barsamian
Executive Officer

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FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY SUBJECT YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO: IMPOSITION OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER CODE SECTIONS 13268 OR 13350, OR REFERRAL TO THE ATTORNEY GENERAL FOR INJUNCTIVE RELIEF OR CIVIL OR CRIMINAL LIABILITY

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